



Holland Park Villas, Kensington W8

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# Holland Park Villas, Kensington, W8

This recent development is set in beautiful landscaped gated grounds just off Campden Hill and right next to the green spaces and woodlands of Holland Park. Completed in 2018 and approached via a private driveway, it is looked after by a 24 hr concierge team and as well as the gardens, provides a fully fitted gymnasium, swimming pool, spa, cinema, games room and designated underground parking for the residents.

Totalling approximately 2,701 sq ft, this three-bedroom apartment is in beautiful condition with a high-quality finish, offering three bathrooms, two reception rooms and two parking spaces.

There is no ground rent review period.



**Guide price:** £8,500,000

**Tenure:** Leasehold: approximately 992 years remaining

**Service charge:** Half yearly service charge - £21,451. We have been unable to confirm the next date of review. You should ensure you or your advisors make your own inquiries.

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

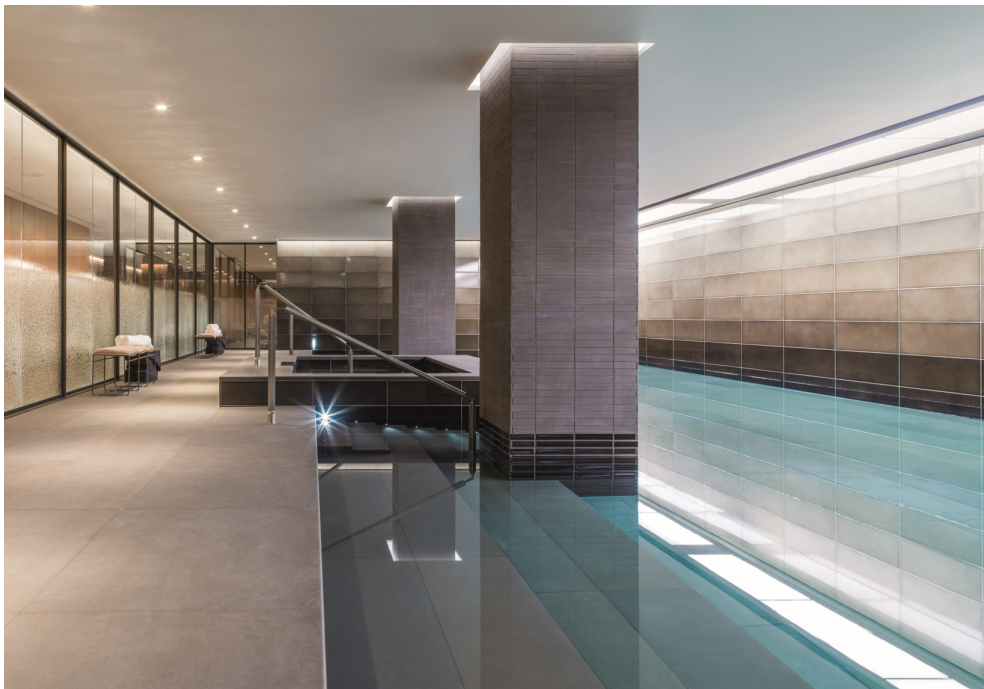
**Council tax band:** H











## Approximate Gross Internal Floor Area 250.92 sq m / 2701 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



THIRD FLOOR

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Kensington  
52-56 Kensington Church  
Street  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Will Allen**  
020 3892 3575  
[will.allen@knightfrank.com](mailto:will.allen@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2021. Photographs and videos dated November 2021.

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